

Flagstaff

30 Years of Change in Pictures

With Choices and Lessons

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Beautification Commission

Nat White
Sept 2, 2009

Flagstaff is not Sleeping, We *Will* Grow, but How?



It is up to all of us to influence how!

What is Important?



Views, Trees, Hillsides, Open Spaces, Trails, Jobs, Balanced Economy, etc.

- In Any Case -

Growth Happens One Step At A Time,

With or without our input,
But we can make a difference.

The Importance of having the big picture in mind

The Importance of a regional plan

The Importance of a supporting land development code

The Importance of broad community participation

The Importance of the individual

- How? -

Become Reliably Informed

Pick a topic, go to the city web site, read the newspaper, get on a mailing list, send informed e-mails to City Council and City Commissions, attend meetings, and talk to your neighbors.

Let the well being of your city become a hobby.

We all are invested in our City.

But even with good planning things
happen!



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Mistakes Happen June 17, 1977, The Mount Elden Fire

Lake Mary Road
May 2009



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5.26.2009

Floods Happen



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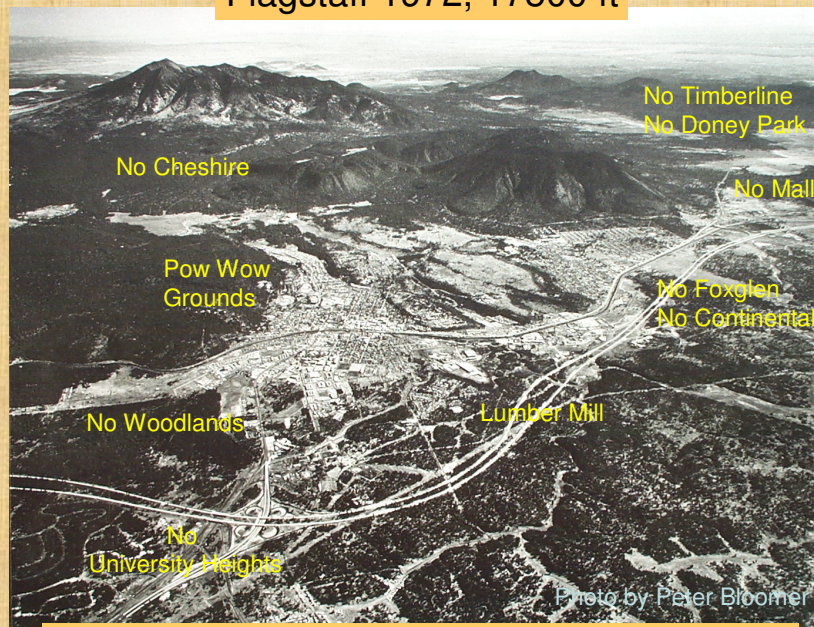
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Walnut Canyon
Feb 1993

Flagstaff 1972, 17500 ft



Growth Will Happen, Managed Growth Can Happen

Land Development Management

The Big Picture and the Rules

- ♪ Regional Plan and Land Development Code

The Process

Land Sale

- ♪ Zoning Change Request - Permitted Uses
Value Enhanced
(Land Sold Again)
Construction

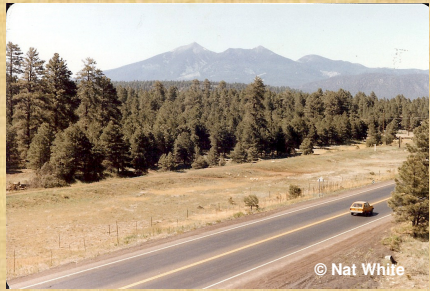
An example of the process

1985 to 1990



Prior to the Current Land Development Code
and Beautification Commission and City Architect



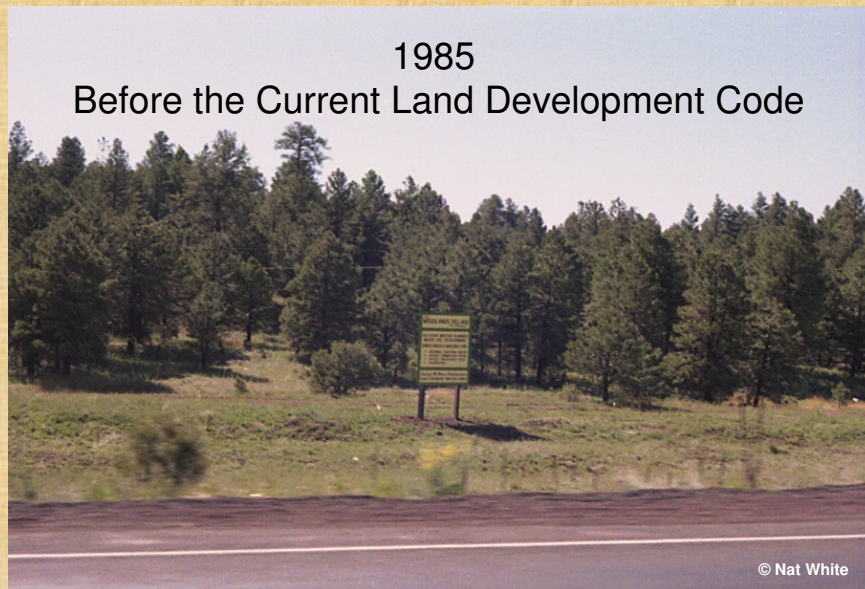


1985
1989



1988
2009

Hillsides Were Flattened
Native Trees Replaced



1985
Before the Current Land Development Code

Guess Where!



Woodlands Boulevard & Rt 89 2009

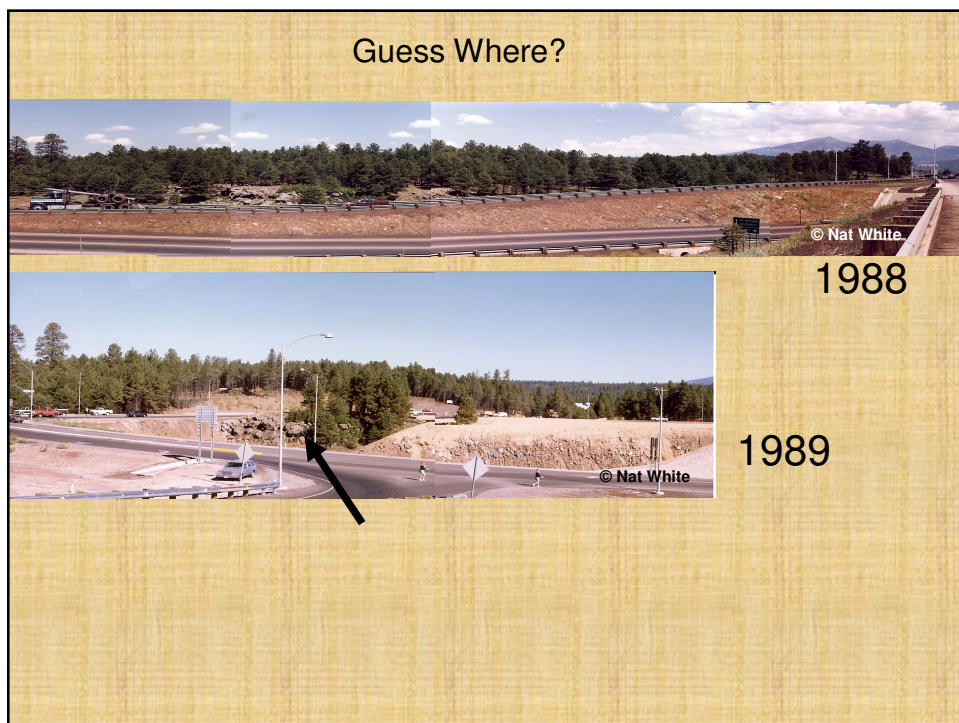
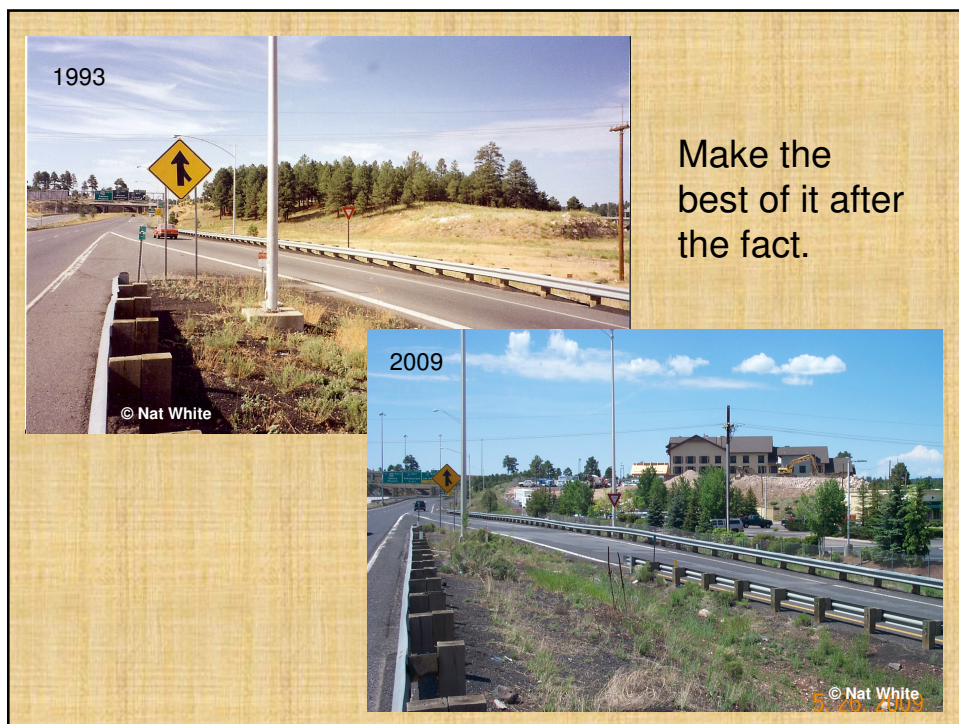


1997

Same Story with a Flagstaff Twist



2009



A Monument To Our Natural History



A monument to our economic history





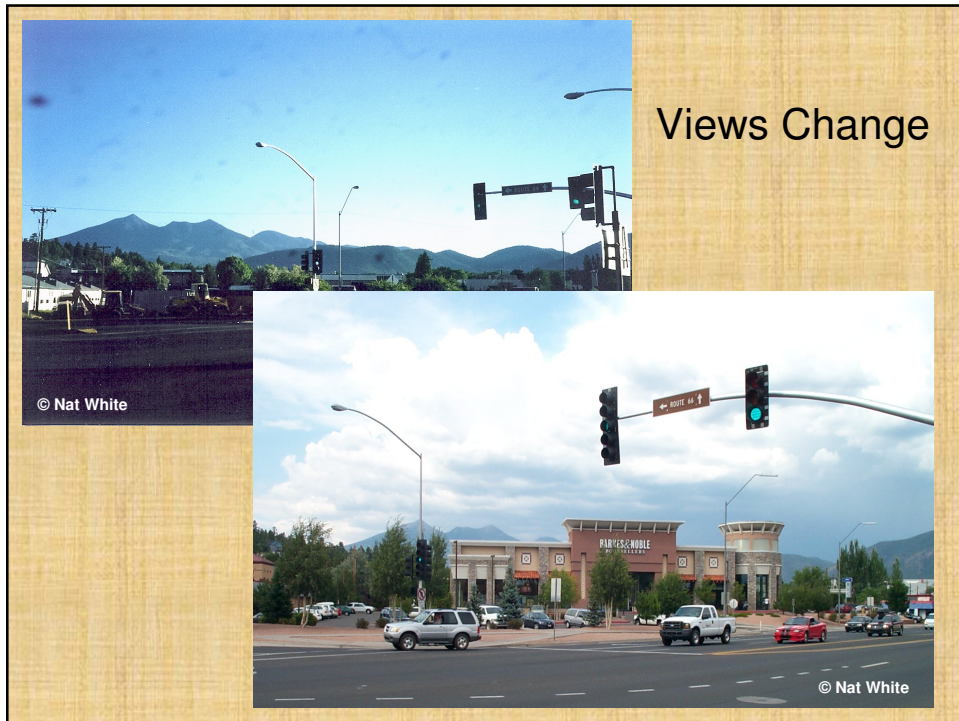
Before the
current Land
development code

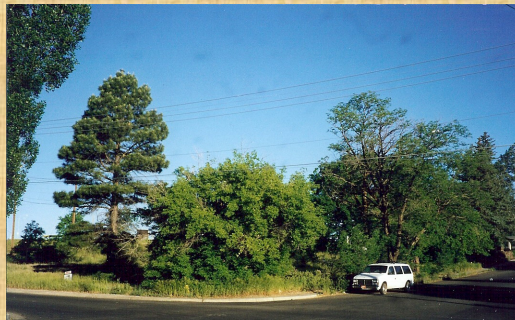


Built to the 1990
(current) land
development code

The City Council Has the Last Word







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Old Hospital Site
Riordan and Metz Walk
1999

2009



© Nat White
5.28.2009

2009



© Nat White



Are views important while commuting?

The Art of Planning verses the Utility of Planning.



McMillan Mesa Development, A 30 Year Process

2007



2009



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2005

Planning
and codes
help good things
to happen.



2009

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Lynnette Dr. extension
South of Cheshire

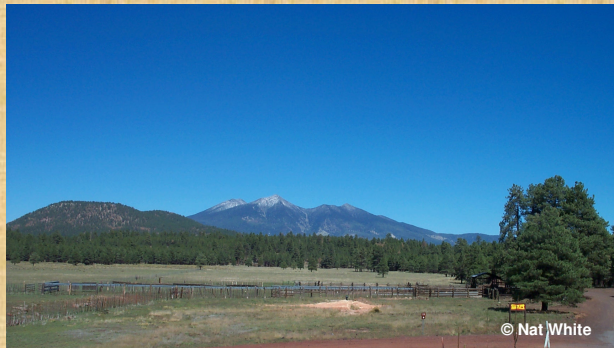
1997



The Radison built on
A naturally flat site.

2009





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From open park
to western theme
park to big lot
homes in about
three years



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Coordination between
county small area plans
and the city is fundamental
for protecting everyone's
investment.

Observatory Mesa



© Nat White



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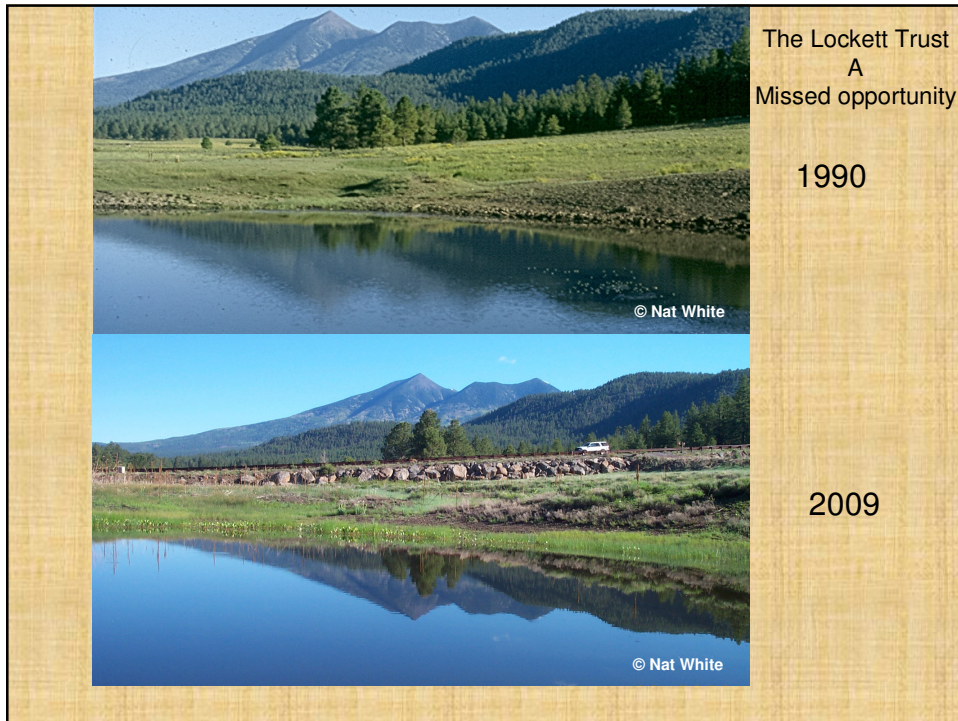
The Present:
Citizens voted to purchase,
A Stalemate Exists, State land politics,
Consideration of a Road across the top, etc.

The Possible Future:
Road Happens,
The Value of some 3000 acres Sky Rockets,
Reactive Planning, Construction

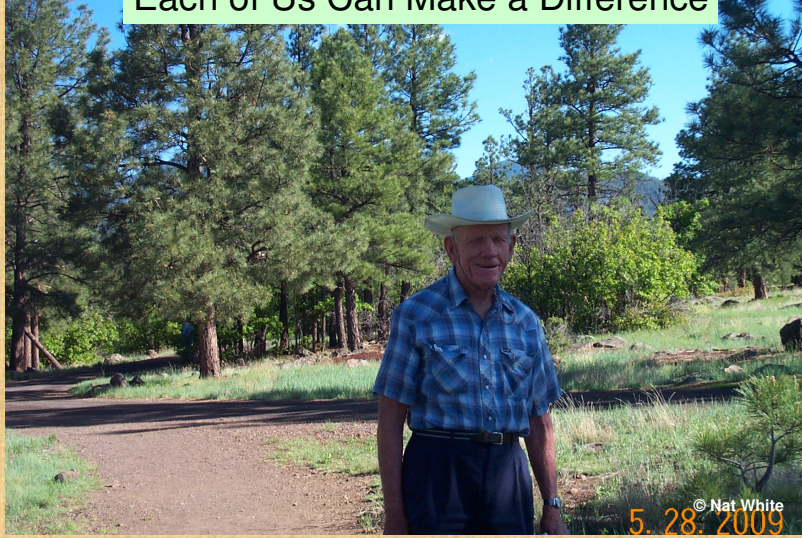


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One Step at a Time



Each of Us Can Make a Difference



Johan 'Joe' Jacobsen, 88 Years Old
Planning and Zoning Commission, 1983-1991
An early promoter of bicycle and foot paths.
A quiet, thoughtful man who made a difference.

Flagstaff, Sunrise or Sunset?

**Let Us Choose Sunrise,
There Will Always Be New
Opportunities To Do Better**

Thank You



Photo from Mars Hill Looking East